096.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	975,000 / 975,000
					USE VALUE:	975,000 / 975,000
					ASSESSED:	975,000 / 975,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANOLAKIS DIMITRI G	
Owner 2:	JASONIDES ANNA	
Owner 3:		
Street 1:	111 COLUMBIA RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .315 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 2339 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13740.000	392,500		582,500	975,000
Total Card	0.315	392,500		582,500	975,000
Total Parcel	0.315	392,500		582,500	975,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.90 | /Parcel: 416.90

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62700

GIS Ref

GIS Ref

Insp Date 09/13/18

!7844!

PREVIOUS ASSESSMENT

Parcel ID 096.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	392,500	0	13,740.	582,500	975,000		Year end	12/23/2021
2021	101	FV	377,600	0	13,740.	582,500	960,100		Year End Roll	12/10/2020
2020	101	FV	377,600	0	13,740.	582,500	960,100	960,100	Year End Roll	12/18/2019
2019	101	FV	295,200	0	13,740.	582,500	877,700	877,700	Year End Roll	1/3/2019
2018	101	FV	295,600	0	13,740.	499,300	794,900	794,900	Year End Roll	12/20/2017
2017	101	FV	295,600	0	13,740.	466,000	761,600	761,600	Year End Roll	1/3/2017
2016	101	FV	295,600	0	13,740.	399,500	695,100	695,100	Year End	1/4/2016
2015	101	FV	294,100	0	13,740.	357,800	651,900	651,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:16:51

LAST REV

Date	Time
10/01/18	15:00:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7844

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAPOLITANO LENA	28883-489		7/27/1998		347,000	No	No	Y	

USER DEFINED

Prior Id # 1:	62700
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2002	762	Wood Dec	8,800	O		G4	GR FY04	REMOVE DECK-BUILD
4/19/1995	192	Manual	2,700					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Meas/Inspect	BS	Barbara S
6/4/2009	Measured	189	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13740		Sq. Ft.	Site		0	70.	0.61	4									582,543						582,500	

Total AC/HA:	0.31543	Total SF/SM:	13740	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	582,543	Spl Credit		Total:	582,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.23365760
Const Adj.:	1.00141025
Adj $ / SQ:	123.540
Other Features:	92821
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482208
Depreciation:	89691
Depreciated Total:	392517

COMMENTS

LARGE SCUTTLE W/ 1/2 STAIRCASE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

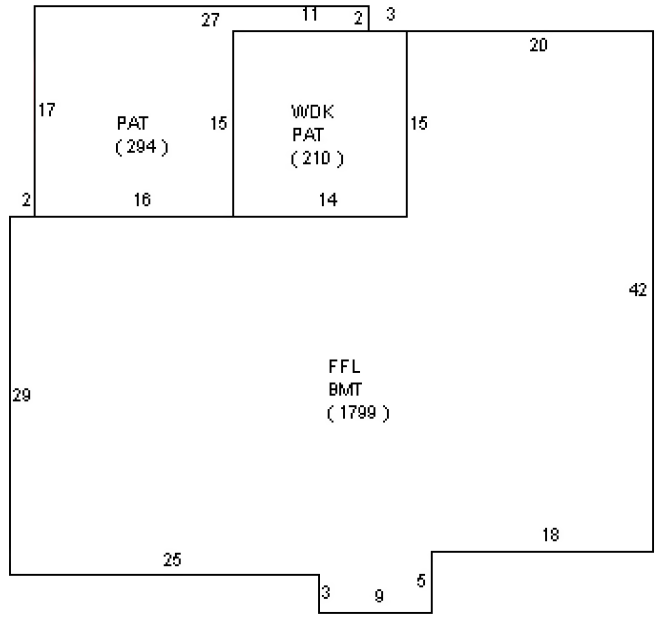
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.48
Special Features:	0	Val/Su Net:	91.03
Final Total:	392500	Val/Su SzAd	218.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,799	44.290	79,676
FFL	First Floor	1,799	123.540	222,248
PAT	Patio	504	3.000	1,511
WDK	Deck	210	10.780	2,263

Net Sketched Area:	4,312	Total:	305,698
Size Ad	1799	Gross Area	4312	FinArea	2339
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	G	GD	1997	0.00	T	13.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	